

Exclusively Offering



\$3,500,000

770 11th Avenue—Longview, WA 98632

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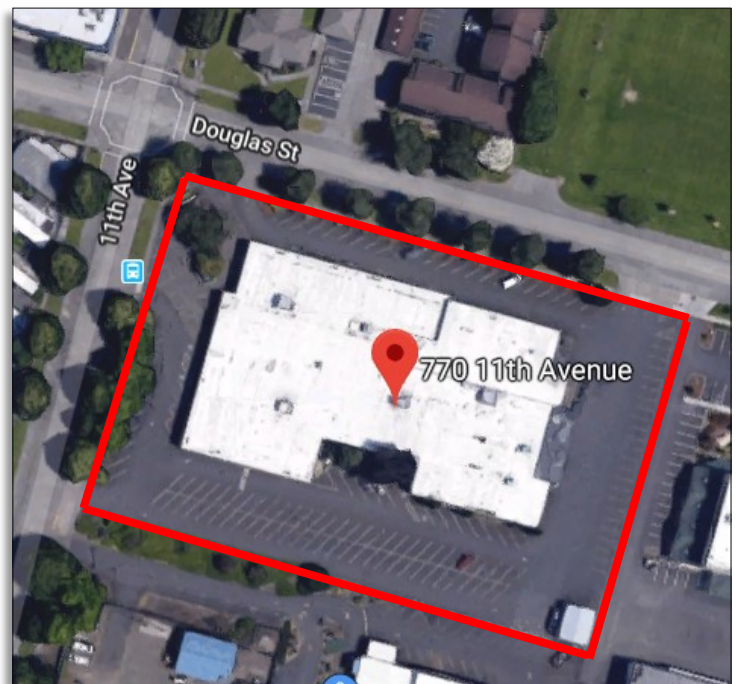
Real Estate Investments and Exchanges Specialist

Overview and Aerial



Property Demographics:

PRICE:	\$3,500,000
BUILDING SIZE:	45,702 SF
LOT SIZE:	3 + Acres 131,987 SF +/-
TAX PARCEL:	0842901
ZONING:	General Commercial



Property Features:

Exquisite property now available for sale. This 45,702 SF spacious building is located in the heart of downtown Longview featuring an open concept work area, floor to ceiling windows that provide a lot of natural light, large warehouse space, plenty of parking and great visibility. This property would be a fantastic opportunity for an investor or an owner user. Call today for your private tour. Owner is open to a partial lease back of 10,000 SF, price and terms negotiable.



Executive Summary

Listing Summary

Price:	\$3,500,000
Price Per Square Foot:	\$76.58

Physical Information

Rentable Square Footage	45,702 SF +/-
Roof Type:	Built Up
Exterior:	Masonry / Glass
Year Built:	1969

Proposed Financing

Down Payment:	\$875,000
Percent Down:	25%
Loan Amount:	\$2,625,000
Interest Rate:	4%
Term (Years):	25
Annual Loan Payments:	\$166,272
Proforma Net Cash Flow:	\$193,728
DCR:	2.17



DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property.

The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors.

You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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Interior Photos



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